

Certificate of Notice Page 1 of 4  
UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEYIn Re:  
Terry L. Small & Brenda SmallCase No.: 18-10171  
Chapter: 13  
Judge: Michael J.Kaplan

## NOTICE OF PROPOSED PRIVATE SALE

Terry L. Small & Brenda Small, the debtors, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:  
Clerk of Court  
United States Bankruptcy Court  
402 East State Street  
Trenton, NJ 08608-1507

If an objection is filed, a hearing will be held before the Honorable Michael J.Kaplan on September 1, 2020 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 486 Bramhall Avenue, Jersey City, NJ 07304

Proposed Purchaser: Jersey City Capital, LLC, 344 Grove Street, # 134, Jersey City, NJ 07302

Sale price: \$790,000

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Nicholas Fitzgerald of Fitzgerald & Associates, P.C.

Address: 649 Newark Avenue, Jersey City, NJ 07306

Telephone No.: (201) 533-1100

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United States Bankruptcy Court  
District of New JerseyIn re:  
Terry L Small  
Brenda Small  
DebtorsCase No. 18-10171-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 37

Date Rcvd: Jul 29, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 31, 2020.

db/jdb  
aty +Terry L Small, Brenda Small, 10 Margaret Drive, Dayton, NJ 08810-1327  
+Nicholas Fitzgerald, Fitzgerald and Associates, 649 Newark Avenue,  
Jersey City, NJ 07306-2341

cr +CITIMORTGAGE, INC., Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100,  
Mt. Laurel, NJ 08054-3437

lm +Cenlar, PO Box 77404, Ewing, NJ 08628-6404

cr +LoanCare, LLC, RAS Crane, LLC, 10700 Abbott'Bridge s Road, Suite 170,  
Duluth, GA 30097-8461

517261712 +1stprogress/1stequity/, P.O. Box 84010, Columbus, GA 31908-4010

517261715 #CitiMortgage, Inc, PO Box 688971, Des Moines, IA 50368-8971

517344282 CitiMortgage, Inc., P O Box 6030, Sioux Falls, SD 57117-6030

517261874 +Daisey Smith & Bridgette Smith-Ferdinand, 1492 Princess Ave, 1st Floor,  
Camden, NJ 08103-2913

517261716 +Ditech, Attn: Bankruptcy, PO Box 6172, Rapid City, SD 57709-6172

517339288 +Ditech Financial LLC, Robertson, Anschutz & Schneid, P.L., 6409 Congress Ave., Suite 100,  
Boca Raton, FL 33487-2853

517286413 Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,  
Rapid City, South Dakota 57709-6154

517261873 +Eliseo Garcia, 488 Rand Street, Apt B, Camden, NJ 08105-2742

517261717 +GREENTREE SERVICING LLC, BANKRUPTCY DEPARTMENT, P O BOX 6154, RAPID CITY SD 57709-6154  
(address filed with court: Green Tree Servicing LLC, PO Box 6154,  
Rapid City, SD 57709-6154)

517261872 +George Thomas, 1464 Princess Ave, 1st Floor, Camden, NJ 08103-2913

517261871 +Georgio & Latesha Bennett, 486 Bramhall Ave, Apt 1B, Jersey City, NJ 07304-2700

517261870 +Kenya Pettiford, 486 Bramhall Ave, Apt 3A, Jersey City, NJ 07304-2700

517261869 +Keysha Brown, 1329 Princess Ave, Camden, NJ 08103-2910

518744443 +LOANCARE, LLC, PO Box 8068, Virginia Beach VA 23450-8068

518744444 +LOANCARE, LLC, PO Box 8068, Virginia Beach VA 23450, LOANCARE, LLC, PO Box 8068,  
Virginia Beach VA 23450-8068

517261868 +Latoya Sutton, 486 Bramhall Ave, Apt 2B, Jersey City, NJ 07304-2700

517261867 +Mary & Charles Moore, 1464 Princess Ave, 2nd Floor, Camden, NJ 08103-2913

517318886 +NATIONSTAR MORTGAGE LLC, PO BOX 619096, DALLAS TX 75261-9096  
(address filed with court: Nationstar Mortgage LLC, d/b/a Mr. Cooper, PO Box 619096,  
Dallas, Texas 75261-9741)

517261718 +Nationstar Mortgage LLC, Attn: Bankruptcy, 8950 Cypress Waters Blvd,  
Coppell, TX 75019-4620

517276620 +Nationstar Mortgage LLC d/b/a Mr. Cooper, PO Box 619096, Dallas, Texas 75261-9096

517261719 +Nationstar Mortgage, LLC, PO Box 916096, Dallas, TX 75261-9741

518622239 NewRez LLC d/b/a Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0826

518622240 NewRez LLC d/b/a Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0826,  
NewRez LLC d/b/a Shellpoint Mortgage Ser, P.O. Box 10826, Greenville, SC 29603-0826

517261721 +Phelan Hallinan & Diamond, PC, 400 Fellowship Road, Suite 100, Mount Laurel, NJ 08054-3437

517261722 +Princeton Anesthesia Services, 1 Plainsboro Road, Plainsboro, NJ 08536-1913

517261866 +Ralph Smalls, 486 Bramhall Ave, Apt 1A, Jersey City, NJ 07304-2700

517261865 +Shawayna Jones, 1492 Princess Ave, 2nd Floor, Camden, NJ 08103-2913

517261864 +Stephaine Ramos, 488 Rand Street, Apt A, Camden, NJ 08105-2742

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Jul 30 2020 00:43:44 U.S. Attorney, 970 Broad St.,  
Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534

smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Jul 30 2020 00:43:42 United States Trustee,  
Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
Newark, NJ 07102-5235

517261714 E-mail/PDF: ais.chase.ebn@americaninfosource.com Jul 30 2020 00:40:19  
Chase Manhattan Mortgage, 3415 Vision Dr, Columbus, OH 43219

517261720 +E-mail/PDF: lossmitigation@nwfcu.org Jul 30 2020 00:52:57 Northwest Federal Cu,  
200 Springs St, Herndon, VA 20170-5241

TOTAL: 4

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

517339287 Ditech Financial LLC

lm\* +CitiMortgage, Inc., PO Box 688971, Des Moines, IA 50368-8971

cr\* +DITECH FINANCIAL LLC, Robertson, Anschutz & Schneid, P.L., 6409 Congress Avenue, Suite 100,  
Boca Raton, FL 33487-2853

517345216\* CitiMortgage, Inc., P.O. Box 6030, Sioux Falls, SD 57117-6030

517296926\* Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,  
Rapid City, South Dakota 57709-6154

District/off: 0312-3

User: admin  
Form ID: pdf905

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Total Noticed: 37

Date Rcvd: Jul 29, 2020

517261713 ##+Bank Of America, Nc4-102-03-14, Po Box 26012, Greensboro, NC 27420-6012

TOTALS: 1, \* 4, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court  
immediately.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices  
will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The  
debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner  
shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social  
Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required  
by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 31, 2020

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system on July 28, 2020 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Albert Russo docs@russotrustee.com  
Aleisha Candace Jennings on behalf of Creditor LoanCare, LLC ajennings@rasflaw.com  
Aleisha Candace Jennings on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing  
ajennings@rasflaw.com  
Andrew L. Spivack on behalf of Creditor CITIMORTGAGE, INC. nj.bkecf@fedphe.com  
Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Julie Cascino on behalf of Creditor Nationstar Mortgage LLC jcascino@grosspolowy.com,  
ecfnotices@grosspolowy.com  
Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,  
bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor DITECH FINANCIAL LLC bkyecf@rasflaw.com,  
bkyecf@rasflaw.com;legerman@rasnj.com  
Lynn Therese Nolan on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper  
ecfnotices@grosspolowy.com, lnolan@grosspolowy.com  
Lynn Therese Nolan on behalf of Creditor Nationstar Mortgage LLC ecfnotices@grosspolowy.com,  
lnolan@grosspolowy.com  
Marguerite Mounier-Wells on behalf of Joint Debtor Brenda Small nadiafinancial@gmail.com,  
mwells@fitzgeraldcrouchlaw.com;Fitz2Law@gmail.com  
Marguerite Mounier-Wells on behalf of Debtor Terry L Small nadiafinancial@gmail.com,  
mwells@fitzgeraldcrouchlaw.com;Fitz2Law@gmail.com  
Maria D. Ramos-Persaud on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper  
mramos-persaud@grosspolowy.com, ecfnotices@grosspolowy.com  
Nicholas Fitzgerald on behalf of Debtor Terry L Small Fitz2Law@gmail.com  
Nicholas Fitzgerald on behalf of Joint Debtor Brenda Small Fitz2Law@gmail.com  
Rebecca Ann Solarz on behalf of Creditor Ditech Financial LLC rsolarz@kmlawgroup.com  
Robert Davidow on behalf of Creditor CITIMORTGAGE, INC. nj.bkecf@fedphe.com  
Rosemarie Diamond on behalf of Loss Mitigation CitiMortgage, Inc. miguel.zavala@fedphe.com  
Sindi Mncina on behalf of Creditor LoanCare, LLC smncina@rascrane.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 21